

**THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:**

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Coral Gables, FL 33134
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Parcel ID Numbers 4322-600-0021-000-6 and 4322-600-0027-000-8

This instrument is a conveyance from a Florida not-for-profit corporation to a governmental entity for no consideration and therefore only minimum documentary stamps are due.

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and executed on August ^{Sept} 21, 2018, by **PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION**, a Florida not-for-profit corporation, ("Grantor"), whose post office address is 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida 34984, to the **CITY OF PORT ST. LUCIE**, a Florida municipal corporation ("Grantee"), whose post office address is 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida 34984.

(Wherever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the successors and assigns of corporations, partnerships, joint ventures, public bodies and quasi-public bodies.)

WITNESSETH:

THAT the Grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee the real property located in St. Lucie County, Florida, and more particularly described as follows:

See EXHIBIT A attached hereto and made a part hereof

TOGETHER with all the tenements, hereditaments and appurtenances belonging or in any way appertaining to the Property.

SUBJECT TO:

1. All easements, conditions, covenants, restrictions, reservations, limitations and agreements of record, provided that this instrument shall not reimpose same; and
2. Existing applicable governmental building and zoning ordinances and other governmental regulations.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor does hereby fully warrant the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers or representatives thereunto duly authorized, as of the day and year first above written.

Signed, sealed and delivered in the presence of:

PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION, a Florida not-for-profit corporation

Signature: *Jennyfer Ladouceur*

Print name: Jennyfer Ladouceur

By: *[Signature]*
Gregory J. Oravec, President

Signature: *Betty Bollinger*

Print name: Betty Bollinger

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me on ~~August~~ ^{Sept} 21, 2018 by Gregory J. Oravec, as President of Port St. Lucie Governmental Finance Corporation, a Florida not-for-profit corporation, on behalf of the corporation. He [] is personally known to me or [] has produced a Florida driver's license as identification.

[SEAL]

[Signature]
Notary Public, State of Florida

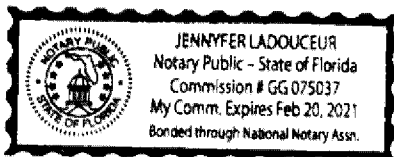


EXHIBIT A

Legal Description of the Property

Parcel ID: 4322-600-0021-000-6 (PARCEL 25B):

ALL OF PARCEL 25B ACCORDING TO SOUTHERN GROVE PLAT NO. 13 AS RECORDED IN PLAT BOOK 74 AT PAGE 10, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 47.515 ACRES OF LAND, MORE OR LESS.

AND

Parcel ID: 4322-600-0027-000-8 (PARCEL 27D)

A PORTION OF PARCEL 27D ACCORDING TO SOUTHERN GROVE PLAT NO. 13, AS RECORDED IN PLAT BOOK 74, PAGE 10, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 27D AND RUNNING THENCE ALONG THE BOUNDS THEREOF THE FOLLOWING 6 COURSES AND DISTANCES; 1) N4°13'26"E A DISTANCE OF 635.29 FEET; 2) S89°14'41"E A DISTANCE OF 596.05 FEET; 3) N3°14'21"E A DISTANCE OF 87.14 FEET; 4) S81°49'52"E A DISTANCE OF 217.07 FEET; 5) S75°35'46"E A DISTANCE OF 2.83 FEET; 6) S57°00'52"E A DISTANCE OF 172.59 FEET TO A POINT ON THE WESTERLY LINE OF A 60 FOOT WIDE FLORIDA POWER & LIGHT COMPANY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 97 AT PAGE 505, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE S00°02'34"W ALONG SAID WESTERLY BOUNDS A DISTANCE OF 596.94 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF E/W 4 R/W (PARR DRIVE) AS SHOWN ON THE ABOVE MENTIONED PLAT OF SOUTHERN GROVE PLAT NO. 13; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING 2 COURSES AND DISTANCES; 1) N89°59'43"W A DISTANCE OF 772.26 FEET TO A POINT OF CURVATURE; 2) WESTERLY ALONG A CURVE TO THE RIGHT CONTAINING THE FOLLOWING ELEMENTS; RADIUS 2925.00 FEET, CENTRAL ANGLE 4°39'19" AN ARC LENGTH OF 237.65 FEET TO THE POINT OF BEGINNING.

CONTAINING 14.825 ACRES OF LAND, MORE OR LESS.